

# Energy performance certificate (EPC) recommendation report

Threshers  
25 College Street  
BURNHAM-ON-SEA  
TA8 1AS

Report number  
**0195-9937-3640-0800-7203**

Valid until  
**15 July 2022**

## Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0070-0932-7839-5693-1002\)](#).

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

## Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

## Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
----------------	------------------

**Recommendation****Potential  
impact**

The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.

Low

Some windows have high U-values - consider installing secondary glazing.

Low

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Low

Consider installing building mounted wind turbine(s).

Low

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Low

**Property and report details****Report issued on**

16 July 2012

**Total useful floor area**

146 square metres

**Building environment**

Air Conditioning

**Calculation tool**

CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

**Assessor's details****Assessor's name**

Paul Reading

**Telephone**

07792 581598

**Email**[avaloncountypeps@aol.com](mailto:avaloncountypeps@aol.com)**Employer's name**

Avalon County Energy &amp; Property Surveys

**Employer's address**

Hindaws, Station Road, Brent Knoll, Highbridge, Somerset TA9 4BH

**Assessor ID**SAVA005613

---

**Accreditation scheme**NHER

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.